

**Miami-Dade County  
Department of Planning and Zoning**

**HEARING RECOMMENDATION REVIEW TRANSMITTAL LETTER**

March 6, 2006

**BEN FERNANDEZ ESQ.  
200 S. BISCAYNE BLVD - 850  
MIAMI FL, 33131**

**Zoning Evaluation Section  
111 NW 1st Street, Suite 1110  
Miami, Florida 33128  
(305) 375-2566**

Re: Recommendation for Zoning Hearing Application # **Z2005000317** for **EMILY DEVELOPMENT, LLC** . Date filed: **10/03/05**.

Dear **BEN FERNANDEZ ESQ.** :

This meeting has been tentatively scheduled on the **Apr 12, 2006** hearing date for the board **CZAB-14** .

By separate e-mail or attached here to, I am sending you the Department's zoning hearing recommendation to **Community Zoning Appeals Board 14**, which contains the analysis, recommendation and suggested conditions, if any, for your zoning hearing. Please review it and advise me within 10 calendar days, but no later than noon on **Tuesday, March 7th, 2006**, if you concur with the recommendation and wish to be scheduled on the next possible hearing agenda. Please see my e-mail and mailing addresses below. If you concur that the recommendation is satisfactory, the hearing file will be forwarded to the Zoning Agenda Coordinator for scheduling on the next available zoning hearing agenda. Be advised that due to advertising constraints, the next possible hearing date will be no sooner than 6 weeks from the date you advise us that recommendation is satisfactory. If you fail to respond within 10 days, the file will proceed for advertising and scheduling.

If you do not concur with the recommendation and wish to make changes to the request or to plans, or otherwise submit additional documents which affect the zoning hearing ad, such changes and submittals must be submitted to the Zoning Hearing Section and shall only be accepted during the next available filing period at which time they will be incorporated into the hearing advertisement. All changes to the hearing advertisement will be re-sent to you for your review and approval. Please advise me as soon as you know if you intend to submit changes to the application, but no later than 10 days from the date of this letter.

Be advised that the recommendation you are receiving at this time is a draft recommendation, and may be subject to possible minor changes by the county attorneys after their review of the wording. The recommendation will become final within 30 days of the hearing date, pursuant to Code requirements.

Once you communicate to us that you concur with the recommendation and wish the hearing application to proceed, or if you fail to respond within 10 calendar days, the application will be forwarded to the Agenda Coordinator's Office to be scheduled for hearing. If changes are requested by the applicant, the changes and submittals must be submitted to the Zoning Hearing Section during the next available filing period and will be incorporated into the ad. All changes will be sent to you for your review.

Please select one of the following options and send it to the Zoning Evaluator listed below:

\_\_\_\_ I concur with the Recommendation. Please schedule on next available Agenda.

\_\_\_\_ I will be submitting a Covenant. I understand my hearing will not be scheduled until the covenant is found to be sufficient.

\_\_\_\_ I find the following problems with the recommendation or conditions and wish to address them further. Please hold the file.

\_\_\_\_ I will be making changes to the application or plans and will be submitting same to the **Zoning Hearing Specialist DONNA JACOBY** in the Zoning Hearings Section.  
Please return the file to the Zoning Hearing Specialist.

I understand that changes to the hearing advertisement and/or plans may require additional fees and that my hearing will not be scheduled until all fees have been paid.

#### **SEE ATTACHED RECOMMENDATION**

Please respond to **Zoning Evaluator, CORINA ESQUIJAROSA** at [ESQUIJC@miamidade.gov](mailto:ESQUIJC@miamidade.gov), or mail to below address.

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**111 NW 1st Street, Suite 1110**  
**Miami, Florida 33128**  
**(305) 375-2566**  
**FAX: (305) 679-7548**